

FAC 7413 GOLF CLUB HOUSE AND SALES

FY24 SUC:	\$9.81 / SF
Source:	Calculated using R.S. Means CostWorks 2023 Qtr 4 component prices

FAC 7413 GOLF CLUB HOUSE AND SALES

SUC \$9.81

Release 2023 Qtr 4
Zip Code Prefix 222
Type MR

UM SF
Design Life 50
Average Size 4379.522951

Adjusted Occurences are the occurrences remaining after subtracting Repair/Replacement Overlaps. Overlap reduction removes a repair when it occurs the same year as a replacement.

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
Rebuild double check 3" backflow preventer sprinkler system	1	1.00 Ea.	\$748.17	\$896.73	50.0000	50	50	\$44,836.44	\$44,836.44
Maintenance and inspection lighting panel, indoor	3	4.00 Ea.	\$169.38	\$212.20	16.6667	16	16	\$3,395.27	\$3,395.27
Replace circuit breaker molded case, 480 V, 1 pole circuit breaker	50	2.00 Ea.	\$1,576.85	\$1,824.82	1.0000	1	1	\$1,824.82	\$1,824.82
Maintenance and repair breaker, molded case, 480 V, 2 pole	20	2.00 Ea.	\$151.68	\$190.03	2.5000	2	2	\$380.07	\$380.07
Maintenance and repair breaker, enclosed, 240 V, 2 pole	25	12.00 Ea.	\$910.08	\$1,140.20	2.0000	2	2	\$2,280.41	\$2,280.41
Maintenance and inspection circuit breaker, enclosed, 240 V, 2 pole	1	12.00 Ea.	\$409.54	\$513.09	50.0000	50	50	\$25,654.58	\$25,654.58
Replace safety switch, heavy duty 30 A	25	6.00 Ea.	\$4,059.77	\$4,837.41	2.0000	2	2	\$9,674.82	\$9,674.82
Maintenance and repair receptacles and plugs	20	46.00 Ea.	\$2,025.99	\$2,529.16	2.5000	2	2	\$5,058.33	\$5,058.33
Replace receptacle/plug receptacles and plugs	20	46.00 Ea.	\$3,442.21	\$4,244.30	2.5000	2	2	\$8,488.61	\$8,488.61
Maintenance and repair wiring devices, switches	10	22.00 Ea.	\$968.95	\$1,209.60	5.0000	5	5	\$6,048.00	\$6,048.00
Replace fluorescent light fixture ballast, 80 W	10	31.00 Ea.	\$3,242.79	\$3,998.71	5.0000	5	5	\$19,993.57	\$19,993.57
Replace lamps (2 lamps), 4', 34 W energy saver	10	31.00 Ea.	\$821.06	\$1,028.24	5.0000	5	5	\$5,141.18	\$5,141.18
Repair smoke detector	10	10.00 Ea.	\$580.10	\$718.33	5.0000	5	4	\$3,591.63	\$2,873.30
Check operation smoke detector	1	10.00 Ea.	\$170.01	\$213.00	50.0000	50	50	\$10,649.82	\$10,649.82
Replace smoke detector	15	10.00 Ea.	\$3,025.52	\$3,612.18	3.3333	3	3	\$10,836.55	\$10,836.55
Check and repair manual pull station	10	4.00 Ea.	\$359.53	\$442.99	5.0000	5	4	\$2,214.94	\$1,771.95
Replace manual pull station	15	4.00 Ea.	\$835.03	\$1,007.05	3.3333	3	3	\$3,021.15	\$3,021.15
Replace fire alarm bell, 6"	20	4.00 Ea.	\$722.42	\$879.09	2.5000	2	2	\$1,758.17	\$1,758.17
Replace lightning ground rod	25	1.00 Ea.	\$245.60	\$303.67	2.0000	2	2	\$607.34	\$607.34
Replace lamp emergency lighting fixture	2	6.00 Ea.	\$326.96	\$395.13	25.0000	25	25	\$9,878.26	\$9,878.26
Replace emergency lighting fixture	20	6.00 Ea.	\$3,448.83	\$4,079.24	2.5000	2	2	\$8,158.48	\$8,158.48
Maintenance and repair exit light	20	6.00 Ea.	\$230.94	\$286.02	2.5000	2	2	\$572.05	\$572.05
Replace lamp exit light	5	6.00 Ea.	\$98.08	\$116.63	10.0000	10	10	\$1,166.32	\$1,166.32
Replace waste disposal unit, residential	8	2.00 Ea.	\$862.27	\$1,016.27	6.2500	6	6	\$6,097.60	\$6,097.60
Replace commercial dishwasher, 10 to 12 racks per hour	10	2.00 Ea.	\$84,078.10	\$95,755.10	5.0000	5	5	\$478,775.51	\$478,775.51
Acoustic tile repairs - (2% of ceilings)	9	4.20 C.S.F.	\$3,879.90	\$4,513.87	5.5556	5	5	\$22,569.35	\$22,569.35
Repair clay brick wall, 1st floor	25	1,264.00 S.F.	\$57,194.90	\$70,301.71	2.0000	2	2	\$140,603.41	\$140,603.41
Replace glass - 1st floor (1% of glass) - steel frame window	1	2.88 S.F.	\$37.87	\$44.47	50.0000	50	50	\$2,223.43	\$2,223.43
Repair 3'-9" x 5'-5" steel frame window - 1st floor.	20	1.20 Ea.	\$388.69	\$456.30	2.5000	2	2	\$912.60	\$912.60
Replace 3'-9" x 5'-5" steel frame window - 1st floor.	45	38.00 Ea.	\$68,633.67	\$79,003.57	1.1111	1	1	\$79,003.57	\$79,003.57

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost
Finish new 3'-9" x 5'-5" steel frame window - 1st floor.	45	34.00 Ea.	\$2,582.52	\$3,194.95	1.1111	1	1	\$3,194.95	\$3,194.95
Replace 3'-0" x 7'-0" aluminum storefront doors	50	2.00 Ea.	\$4,818.39	\$5,676.62	1.0000	1	1	\$5,676.62	\$5,676.62
Replace insulating glass - (3% of glass) aluminum storefront door	1	12.00 S.F.	\$667.03	\$780.04	50.0000	50	50	\$39,002.13	\$39,002.13
Repair solid core, painted, door	12	8.00 Ea.	\$3,111.76	\$3,730.41	4.1667	4	4	\$14,921.64	\$14,921.64
Replace 3'-0" x 7'-0" solid core, painted, door	40	8.00 Ea.	\$11,287.12	\$13,267.39	1.2500	1	1	\$13,267.39	\$13,267.39
Repair steel, painted, door	14	0.10 Ea.	\$70.23	\$83.42	3.5714	3	3	\$250.26	\$250.26
Repair drain leak drinking fountain	4	2.00 Ea.	\$58.19	\$70.38	12.5000	12	10	\$844.54	\$703.79
Replace fountain drinking fountain	10	2.00 Ea.	\$3,241.63	\$3,808.60	5.0000	5	5	\$19,043.01	\$19,043.01
Overhaul water heater, gas / oil, 30 gallon	5	1.00 Ea.	\$123.53	\$154.64	10.0000	10	10	\$1,546.39	\$1,546.39
Clean and service water heater, gas / oil, 30 gallon	1	1.00 Ea.	\$206.10	\$258.00	50.0000	50	50	\$12,900.02	\$12,900.02
Replace water heater, gas / oil, 30 gallon	10	1.00 Ea.	\$2,957.73	\$3,432.65	5.0000	5	5	\$17,163.26	\$17,163.26
Inspect / check pump / motor operation, lubricate circulation pump, 1/12 HP	0.5	1.00 Ea.	\$8.44	\$10.56	100.0000	100	100	\$1,056.19	\$1,056.19
Replace pump / motor assembly circulation pump, 1/12 HP	10	1.00 Ea.	\$1,218.91	\$1,426.89	5.0000	5	5	\$7,134.47	\$7,134.47
Unclog floor drain, PVC	20	1.00 Ea.	\$50.45	\$63.16	2.5000	2	2	\$126.31	\$126.31
General maintenance & repair drain: roof, scupper, area	1	1.00 Ea.	\$39.18	\$49.05	50.0000	50	50	\$2,452.35	\$2,452.35
Replace drain: roof, scupper, area	40	1.00 Ea.	\$1,130.37	\$1,303.85	1.2500	1	1	\$1,303.85	\$1,303.85
Repair single zone rooftop unit, 10 ton	10	2.00 Ea.	\$49,135.74	\$56,766.29	5.0000	5	5	\$283,831.46	\$283,831.46
Replace single zone rooftop unit, 10 ton	15	2.00 Ea.	\$29,837.62	\$35,282.15	3.3333	3	3	\$105,846.44	\$105,846.44
Repair furnace, gas, 100 MBH residential	10	1.00 Ea.	\$4,712.66	\$5,466.54	5.0000	5	5	\$27,332.69	\$27,332.69
Replace furnace, gas, 100 MBH residential	15	1.00 Ea.	\$1,659.49	\$1,960.84	3.3333	3	3	\$5,882.51	\$5,882.51
Inspect sprinkler system	1	1.00 Ea.	\$36.17	\$45.28	50.0000	50	50	\$2,264.22	\$2,264.22
Replace sprinkler head	20	16.00 Ea.	\$1,402.37	\$1,730.43	2.5000	2	2	\$3,460.86	\$3,460.86
Replace flush valve diaphragm tankless water closet	10	10.00 Ea.	\$272.64	\$338.56	5.0000	5	5	\$1,692.80	\$1,692.80
Rebuild flush valve tankless water closet	20	10.00 Ea.	\$1,918.81	\$2,312.69	2.5000	2	2	\$4,625.38	\$4,625.38
Refinish 3'-0" x 7'-0" steel, painted, door	4	3.00 Ea.	\$138.16	\$169.19	12.5000	12	12	\$2,030.26	\$2,030.26
Replace 3'-0" x 7'-0" steel, painted, door	45	3.00 Ea.	\$2,751.33	\$3,185.78	1.1111	1	1	\$3,185.78	\$3,185.78
Replace tempered glass - (3% of glass) steel painted door	1	0.63 S.F.	\$19.99	\$23.60	50.0000	50	50	\$1,180.11	\$1,180.11
Debris removal by hand & visual inspection, modified bitum/thermoplstc	1	3.10 M.S.F.	\$125.61	\$153.21	50.0000	50	50	\$7,660.57	\$7,660.57
Minor thermoplastic membrane repairs, 2% of roof area	1	0.80 Sq.	\$259.64	\$310.05	50.0000	50	50	\$15,502.32	\$15,502.32
Flashing repairs, 2 S.F. per sq. repaired, modified bitumen/thermoplastic	1	20.64 S.F.	\$81.41	\$97.74	50.0000	50	50	\$4,886.92	\$4,886.92

Description	Frequency	Qty Unit	Total In-House	Total Incl OP	Design Life/Frequency	Occurrences in Design Life	Adjusted Occurrences	Life Cost	Adjusted Cost	
Membrane replacement-(25% of roof area),modified bitum/thermoplastic	20	7.87 Sq.	\$6,669.57	\$7,963.85	2.5000	2	2	\$15,927.70	\$15,927.70	
Total roof replacement, modified bituminous / thermoplastic	25	31.49 Sq.	\$21,474.89	\$25,491.79	2.0000	2	2	\$50,983.57	\$50,983.57	
Repair solid core wood door, interior	11	0.80 Ea.	\$223.19	\$260.55	4.5455	4	4	\$1,042.18	\$1,042.18	
Refinish 3'-0" x 7'-0" solid core wood door, interior	4	8.00 Ea.	\$352.12	\$433.90	12.5000	12	11	\$5,206.83	\$4,772.92	
Replace 3'-0" x 7'-0" solid core wood door, interior	40	8.00 Ea.	\$4,532.40	\$5,232.78	1.2500	1	1	\$5,232.78	\$5,232.78	
Repair 4" x 4" thin set ceramic tile - (2% of walls)	10	0.08 C.S.F.	\$64.39	\$77.97	5.0000	5	5	\$389.86	\$389.86	
Replace 4" x 4" thin set ceramic tile	75	4.02 C.S.F.	\$3,520.78	\$4,273.74	0.6667	0	0	\$0.00	\$0.00	
Quarry tile floor repairs - (2% of floors)	15	902.00 S.F.	\$6,079.66	\$7,580.84	3.3333	3	3	\$22,742.53	\$22,742.53	
Replace quarry tile floor	50	40.00 S.F.	\$534.22	\$643.91	1.0000	1	1	\$643.91	\$643.91	
Replace carpet	8	140.00 S.Y.	\$7,559.52	\$8,741.95	6.2500	6	6	\$52,451.68	\$52,451.68	
Unplug clogged line tankless water closet	5	10.00 Ea.	\$2,299.29	\$2,878.32	10.0000	10	10	\$28,783.17	\$28,783.17	
Replace tankless flush valve	25	10.00 Ea.	\$2,702.43	\$3,172.18	2.0000	2	2	\$6,344.35	\$6,344.35	
Replace wax ring gasket for tankless water closet	5	10.00 Ea.	\$1,491.65	\$1,865.53	10.0000	10	10	\$18,655.35	\$18,655.35	
Replace flush valve diaphragm for a urinal	7	4.00 Ea.	\$109.06	\$135.42	7.1429	7	7	\$947.97	\$947.97	
Rebuild flush valve for a urinal	20	4.00 Ea.	\$767.52	\$925.08	2.5000	2	2	\$1,850.15	\$1,850.15	
Unplug line urinal	5	4.00 Ea.	\$610.57	\$764.33	10.0000	10	10	\$7,643.26	\$7,643.26	
Replace washer in spud connection lavatory, vitreous china	7	10.00 Ea.	\$173.21	\$211.41	7.1429	7	7	\$1,479.86	\$1,479.86	
Replace washer in faucet lavatory, vitreous china	2	10.00 Ea.	\$135.67	\$169.17	25.0000	25	25	\$4,229.30	\$4,229.30	
Replace faucets lavatory, vitreous china	10	10.00 Ea.	\$1,954.72	\$2,351.21	5.0000	5	5	\$11,756.07	\$11,756.07	
Clean out strainer and P trap lavatory, vitreous china	2	10.00 Ea.	\$368.19	\$460.91	25.0000	25	25	\$11,522.67	\$11,522.67	
Replace faucet washer sink, iron enamel	2	1.00 Ea.	\$13.45	\$16.77	25.0000	25	25	\$419.23	\$419.23	
Clean trap sink, iron enamel	3	1.00 Ea.	\$9.01	\$11.27	16.6667	16	16	\$180.39	\$180.39	
Replace faucets sink, iron enamel	10	1.00 Ea.	\$195.47	\$235.12	5.0000	5	5	\$1,175.61	\$1,175.61	
Unstop sink, iron enamel	2	1.00 Ea.	\$44.01	\$55.09	25.0000	25	25	\$1,377.35	\$1,377.35	
Replace sink, P.E.C.I. sink, iron enamel kitchen	10	1.00 Ea.	\$1,208.43	\$1,409.28	5.0000	5	5	\$7,046.38	\$7,046.38	
Check / minor repairs drinking fountain	1	2.00 Ea.	\$103.05	\$129.00	50.0000	50	50	\$6,450.01	\$6,450.01	
Repair internal leaks drinking fountain	4	2.00 Ea.	\$95.54	\$119.59	12.5000	12	12	\$1,435.13	\$1,435.13	
Correct water pressure drinking fountain	2	2.00 Ea.	\$88.02	\$110.19	25.0000	25	25	\$2,754.69	\$2,754.69	
Replace refrigerant drinking fountain	2	2.00 Ea.	\$70.81	\$82.86	25.0000	25	25	\$2,071.49	\$2,071.49	
			\$431,019.00	\$506,726.10				MR Subtotal	\$1,793,689.50	
									MR Per Year	\$35,873.79
									PM Total	\$7,082.33
									Subtotal	\$42,956.12
									Total Per Unit	\$9.81

FAC 7413 GOLF CLUB HOUSE AND SALES

SUC \$9.81

Release 2023 Qtr 4

UM SF

Zip Code Prefix 222

Design Life 50

Type PM

Average Size 4379.522951

Description	Qty	Labor Hours	Bare Mat	Bare Labor	Bare Equip	Bare Total	Total In-House	Total Incl OP
Boiler, hot water, oil, gas, or comb. fired, up to 120 MBH, annualized	1.00	12.53	\$88.55	\$793.52	\$0.00	\$882.07	\$1,128.98	\$1,380.32
Chiller, recip., air cooled, up to 25 tons, annualized	1.00	9.72	\$104.24	\$614.76	\$0.00	\$719.00	\$913.85	\$1,113.91
Air handling unit, 3 thru 24 tons, annualized	1.00	2.06	\$159.90	\$109.87	\$0.00	\$269.77	\$318.72	\$375.67
Backflow prevention device, up to 4", annualized	1.00	0.33	\$14.02	\$20.93	\$0.00	\$34.94	\$42.62	\$51.01
Extinguishing system, wet pipe, annualized	1.00	11.34	\$49.59	\$710.68	\$0.00	\$760.27	\$978.43	\$1,199.07
Circuit breaker, high voltage air, annualized	2.00	0.94	\$27.66	\$64.95	\$0.00	\$92.61	\$114.86	\$138.50
Panelboard, 225 A and above, annualized	2.00	0.88	\$44.00	\$60.83	\$0.00	\$104.83	\$127.48	\$152.33
Light, emergency, hardwired system, annualized	8.00	2.00	\$71.84	\$126.19	\$0.00	\$198.03	\$243.08	\$291.71
Cooker, gas, annually	1.00	0.94	\$12.62	\$33.87	\$0.00	\$46.49	\$57.91	\$69.97
Dishwasher, electric, annually	1.00	1.18	\$36.41	\$42.41	\$0.00	\$78.82	\$95.18	\$113.37
Disposal, garbage, electric, annualized	1.00	1.52	\$15.68	\$54.78	\$0.00	\$70.46	\$88.46	\$107.25
Oven, convection, gas / electric, annualized	1.00	11.24	\$50.49	\$406.41	\$0.00	\$456.90	\$583.87	\$713.37
Door, emergency egress, swinging, annualized	4.00	1.04	\$67.05	\$45.93	\$0.00	\$112.99	\$133.47	\$157.31
Urinals, annualized	4.00	0.91	\$26.51	\$48.66	\$0.00	\$75.17	\$92.42	\$111.00
Toilet (vacuum breaker type), annualized	10.00	1.77	\$88.55	\$94.61	\$0.00	\$183.16	\$220.40	\$262.07
Lavatories, annualized	10.00	3.48	\$77.92	\$218.00	\$0.00	\$295.92	\$369.12	\$446.21
Drink fountain, annualized	4.00	2.48	\$149.78	\$132.54	\$0.00	\$282.32	\$337.06	\$399.29
						\$4,663.76	\$5,845.93	\$7,082.33

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Modeled Component List

CostWorks Release 2023 Qtr 4

D40 Fire Protection

Sprinkler System, Fire Supression , 3" backflow preventer	1.0 Ea.
Sprinkler System, Fire Supression, sprinkler head	16.0 Ea.

D50 Electrical

Load Center, 100 A, maintenance & inspection	4.0 Ea.
Circuit Breaker, molded case, 480 V, 1 pole	2.0 Ea.
Safety Switch, Heavy Duty	6.0 Ea.
Smoke Detector	10.0 Ea.
Manual Pull Station	4.0 Ea.
Fire Alarm Bell	4.0 Ea.
Lightning Ground Rod	1.0 Ea.
Emergency Lighting Fixture	6.0 Ea.

E10 Equipment

Dishwasher	2.0 Ea.
Garbage Disposal, annualized	1.0 Each

B20 Exterior Enclosure

Steel Frame, Operating, 1st floor	38.0 Ea.
Glazed Aluminum	2.0 Ea.
Solid Core, Painted	8.0 Ea.
Steel, Painted	3.0 Ea.

D20 Plumbing

Drinking Fountain	2.0 Ea.
Water Heater, Gas / Oil, 30 Gallon	1.0 Ea.
Circulation Pump, 1/12 HP	1.0 Ea.
Drain: Roof, Scupper, Area	1.0 Ea.
Sink, Iron Enamel	1.0 Ea.

D30 HVAC

Single Zone Air Conditioner, 10 ton	2.0 Ea.
Residential Gas Furnace, 100 MBH	1.0 Ea.

B30 Roofing

Modified Bituminous / Thermoplastic	31.49 Sq.
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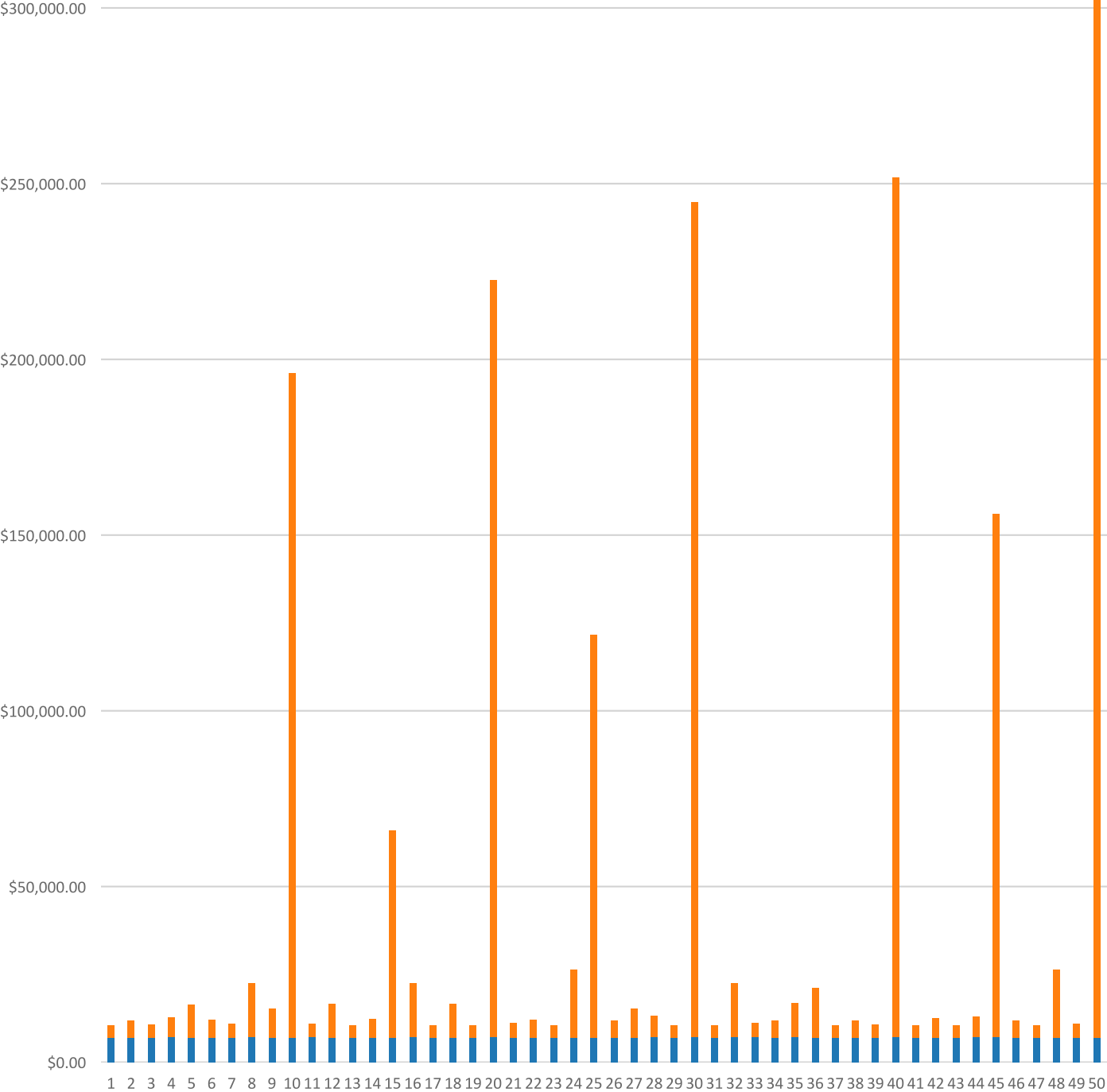
C10 Interior Construction

Solid Core Interior Doors	8.0 Ea.
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C30 Interior Finishes

Tile	4.02 C.S.F.
Quarry Tile	40.0 S.F.
Carpet	140.0 S.Y.

FAC 7413 GOLF CLUB HOUSE AND SALES
Sustainment by Year
CostWorks Release 2023 Qtr 4



PM Cost
MR Cost